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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

370,600 / 370,600

USE VALUE:

370,600 / 370,600

ASSESSED:

370,600 / 370,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1: CHEN BENGAN &

Owner 2: ZHANG AILIAN

Owner 3:

Street 1: 16 FRAZER ROAD #16

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WHITNEY PATRICIA -

Owner 2: -

Street 1: 16 FRAZER ROAD #16

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1953, having primarily Stucco Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	8 - Condo TnHs.			Full Bath:	1	Rating:	Average	Building Number 1.																		
Sty Ht:	2 - 2 Story			A Bath:		Rating:																				
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																				
Foundation:	1 - Concrete			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average																			
Prime Wall:	6 - Stucco			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	2 - Hip			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																			
Color:	WHITE			A Kits:		Rating:																				
View / Desir:	N - NONE			Frl:	0	Rating:	Average																			
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1953	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor																					
Const Mod:				% Own:	9.199999809																					
Lump Sum Adj:				Name:	36 - 6051																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	5	2	0													
Sec Int Wall:		%		Economic:			%	Additions:																		
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	3 - Hardwood			Override:			%	Baths:																		
Sec Floors:		%		Total:	30.6	%		Plumbing:																		
Bsmnt Flr:				CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ:	245.00			Heating:																		
Bsmnt Gar:				Size Adj.:	1.02173913			General:																		
Electric:	3 - Typical			Const Adj.:	1.02010000			COMPARABLE SALES				SUB AREA														
Insulation:	2 - Typical			Adj \$ / SQ:	255.358			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL												
Int vs Ext:	S			Other Features:	30000								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub % Area	Usbl	Descrip	% Type	Qu	# Ten			
Heat Fuel:	2 - Gas			Grade Factor:	1.00								GLA	Gross Liv Ar	1,150	255.360	293,661									
Heat Type:	3 - Forced H/W			NBHD Inf:	1.64999998																					
# Heat Sys:				NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	534041																					
% Com Wall:		% Sprinkled:		Depreciation:	163417			Juris. Factor:			Before Depr:	421.34														
				Deprecated Total:	370625			Special Features:	0		Val/Su Net:	322.26														
								Final Total:	370600		Val/Su SzAd:	322.26														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.A-0001-0010.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N					Total Yard Items:				Total Special Features:							Total:										
AssessPro Patriot Properties, Inc																										